

Committee of the Whole Meeting
Monday, March 30, 2009
Minutes
6:30 PM
Town Hall, 10 N High Street

Call to order: Mr. Deeds called the meeting to order at 6:35

<u>Roll Call:</u>	John Bender	Rick Deeds	Bruce Jarvis
	Bobbie Mershon	Victor Paini	Marilyn Rush-Ekelberry
	Leah Turner		

Also in attendance from Planning and Zoning:

Bill Christensen (chairman) Jeff Graber Mike Vasko Jim Wynkoop

Agenda Items:

Relationship of Committees, Council and staff -Bruce Jarvis

Mr. Jarvis noted an example from several years ago when a Landmarks Committee decision was appealed to Council and Council ended up coming to a different conclusion than Landmarks had. Many of the Committee members on Landmarks felt that Council should have backed up their decision and took it quite personally. Many even handed in their resignations before it could be talked out. This concerns Mr. Jarvis and he would like to make sure that situation doesn't come about between Planning and Zoning and Council in the future. He wants to see if their organization is healthy enough to withstand dissent. Discussion ensued. Mr. Christensen stated that appeals are part of the process. Mr. Wynkoop further went on to state that sometimes they believe the applicant should go to Council for the decision. The consensus is that Planning and Zoning sees no animosity between the two bodies and sometimes looks to Council to help them through a situation that has them split or stumped.

Mr. Jarvis added the question of whether P&Z has ever felt pressure from Staff to decide one way or another with regard to recommendations. Further discussion ensued. Mr. Deeds commented that though they already have joint meetings throughout the year, P&Z should feel free to contact Council at any time if they

feel they are being sent mixed messages. Dr. Bender noted his appreciation for the work that Planning and Zoning does.

Mr. Jarvis added that sub-committees have taken on more responsibilities through the last few years and while that helps to ease the burden of the general committees, some things can get lost in that. There have been significant decisions made at the sub-committee level; for example promises of funding, which may have been better served to be taken to full Council. Mr. Jarvis gave his own example. The Interurban building was originally slated to cost \$100,000. That amount changed significantly and when that was first realized, it should have come back in front of full Council for discussion. When things like this are not brought back in front of full Council, council members that are not on the sub-committee sometimes ask hard questions. This doesn't mean they are not in full support of the decision, it may mean that they are trying to get their comfort level up for the vote. When those hard questions are asked, there can be and has been a defensive stance taken by those on the sub-committees. It's understandable, but there should be a way to avoid this.

Mr. Jarvis recommended that Rules Committee to discuss a potential modification to Council rules that would require a sub-committee to brief full Council so that all members are kept up to date on information on legislation that exceeds a certain dollar threshold. This will allow for the tough questions to be asked before the point at which Council is to be voting on it. Discussion ensued to clarify how this new concept would work. Rules Committee will call a meeting put this issue on the agenda. Mr. Hollins will bring Powell's rules to see if they may be worked to suit Canal Winchester.

Amend Development Fees – Park Fee -Allan Neimayer

Mr. Neimayer presented a comparison chart of park fees which was requested earlier, along with the proposed change. The current fee is \$250 per dwelling unit. The proposed change will take it out of the Zoning code and then amend the development fee ordinance to put it there. The residential fee would be \$750 per dwelling unit and non-residential would be \$750 for the first acre and \$500 for each additional acre thereof. This would be a much easier way of addressing this issue than trying to change the Zoning code. It has already gone through Planning and Zoning, had a public hearing and they are recommending the changes contained in the packet. Discussion ensued.

Mrs. Mershon will sponsor this legislation. Public hearing on this issue is scheduled for Monday, April 6th, 2009.

Zoning Text Amendment – Parking of recreational and similar vehicles in residential districts -Allan Neimayer

Mr. Neimayer stated that currently the code under the traffic section restricts parking of any recreational vehicles on the street. There was an incident last year with a resident on Trine Street, who because of the small lots on Trine, was forced to park his RV on the street to charge it and get it ready for travel. This proposal will change zoning code section 1185.07 and make it consistent at 72 hours that it will be allowed on the property in a residential district. It will also

change under the traffic section 351.14 and allow a property owner in a residential district to park it on the street for the same 72 hours. It has been reviewed by the Sheriff's dept and they agree with the changes. Mrs. Rush-Ekelberry will sponsor this legislation. It also has a public hearing next Monday, April 6th.

Zoning Text Amendment – Separate Apartments and Condominiums into different multi-family zoning districts -Allan Neimayer

Mr. Neimayer stated that this will change code from general multi-family (AR-1) to two sub-districts; one for apartments and one for condominiums. Because of this change, there are 5 other sections of the zoning code in which changes will have to be made. Mr. Strayer stated that they decided to first create the split between the code divisions, and then they could go back to address the density issues and other issues specific to each sub-district. Mr. Jarvis suggested that in the case of existing properties, the property owners could make the choice as to which district under which they should fall. Mr. Neimayer stated that was possible. Further discussion ensued.

This is also set for Public hearing on Monday, April 6th. Mrs. Turner will sponsor the legislation.

Proposed Zoning Code Amendment: Special Event Signs -Allan Neimayer
Sign section of zoning code doesn't allow Farmer's Market, Main Street, Scouts, youth soccer supporters, etc to display banners. Mr. Neimayer proposes working with P&Z to plan some changes which would allow those types of organizations to display signs. Suggestions were that the process be "permit with no charge" for local organizations and that a time limit be imposed. Mr. Hollins noted that he will start to work through this with Mr. Neimayer and it will take some time to make it work in the larger context of the First Amendment.

Fairfield Homes Francis Park Proposal -Allan Neimayer

This is a proposal for independent senior housing on the land behind Bolenbaugh's. They are applying for State Financing and that application requires them to have zoning approval in order to finalize that application. They have filed to Planning and Zoning for three variances involved with this process.

It is 40 units in a two story building. Council was presented a composite sketch of the project. They have suggested to create a park with play equipment and deed it over to the Village. The Village will have some control over what type of equipment will go in there. This is informational only. It is not required to go through Council. There will be a Public Hearing in April. Discussion ensued regarding the roadway, traffic and parking.

Mrs. Mershon moved to move up the Skate Park Update on the agenda; seconded by Mrs. Turner.

VOTE: **AYES** Dr. Bender, Mr. Paini, Mrs. Turner, Mrs. Mershon
Mr. Deeds, Mrs. Rush-Ekelberry, Mr. Jarvis

NAYS

Motion carried.

Planning and Zoning Committee members were released.

Skate Park Update - Matt Peoples

Mr. Peoples stated that the project has been around for about a year. Mr. Peoples passed out information regarding all the skate parks in the area, as well as information from the Parks and Rec. Director for Reynoldsburg. He was also at Grove City and Gahanna when they built their skate parks as well. He stated it was a great park amenity. It is one of the most used areas of the parks. It was supported by Reynoldsburg police. There is no more vandalism or graffiti at the skate park than in other areas of the city.

The Parks and Rec. Director of the City of Pickerington stated that they had no problems at all for the first two years of the skate park's existence. They have since had some issue with needing to replace a piece of equipment. They currently have the 2nd generation of skaters using the park.

Tony Collins, of Gahanna, said it was a great amenity to the park system and gets significant use. Dr. Bender asked what the age range is for use of the skate park. It can vary from 6/7 to 18+ years of age. Mr. Collins recommended modular units and concrete vs. asphalt.

A map was shown to depict proposed location of the skate park; near Hanners Park. Mr. Jarvis asked how the area compares with the area of other communities. Mr. Peoples stated that it is narrower, but would work with the components. One company that they have talked to quite a bit will design it to your site. Discussion ensued regarding the location.

Mr. Peoples suggested some type of Committee with youth on board to decide the layout of the park. Mr. Peoples discussed the budgets and CIP projects from 2007 – 2013 and possibilities on how the skate park could be incorporated. Further discussion ensued. Mr. Peoples will get together with the kids that have been advising him on the skate boarding needs and see if they can come up with a design that works within the \$65,000 budget. The information will then come back to Service Committee.

Rules for Contracts -Rick Deeds

Mr. Deeds stated that this was covered in the earlier discussion. Mrs. Mershon noted that professional contracts should come in front of full council instead of a committee. She suggested full council getting together once a year and looking at all contracts coming up for renewal and deciding which will be re-bid and

which will be renewed. Mr. Jarvis agrees in theory but doesn't believe it would work in practice. Discussion ensued. It was decided that the issue will go to the Rules committee to be sorted out and looking at the possibility of having 2 or 3 main contracts come before Council for in depth review prior to renewal.

Rules for Designs -Rick Deeds

This was covered in the earlier discussion of the process of information flowing through sub-committees to full council.

East Waterloo Street Light proposed project -Matt Peoples

Mr. Peoples did a comparison between the lighting on East Waterloo and the other comparable streets in the area. He presented a power point for illustration of a proposed lighting project that could be included with the 2012 CIP that are already slated for the area.

Facility Report and Planning - Rick Deeds

Mr. Deeds noted that staff is running out of space and he has been told that it would take 24 months to procure a site and build something. He believes that it is something we should start looking into soon. Ms. Osborn stated that the report gave them information that they needed for now, but she doesn't see that we have the time and energy to put this on the plate for this year. Mayor Ebert stated that the report was issued believing it would be part of a 3-5 year plan and it is still looking to be on that schedule.

Mr. Jarvis stated that maybe we should be looking into what land is available and getting a handle on what the acquisition would cost. Go forth with this just as we do with parks. Find the land then decide what we will build on it. The land at the corner of Waterloo/Trine was discussed. Ms. Osborn noted that this is a really big project. They are looking at incorporating the police substation into the municipal building and including meeting rooms, etc. This has to be done with much thought. Further discussion ensued.

Metro Parks Update - Rick Deeds

Ms. Osborn stated that John O'Meara will be with Council Monday evening to discuss their plans for Metro Parks. Mr. Hollins wants to ask him whether the acquisition of southeast is dependant upon the levy.

Other Business:

Mrs. Rush-Ekelberry moved to adjourn the meeting and was seconded by Dr. Bender.

VOTE: AYES

Dr. Bender, Mr. Paini, Mrs. Turner, Mrs. Mershon
Mr. Deeds, Mrs. Rush-Ekelberry, Mr. Jarvis

NAYS

Motion carried. Time out 9:29pm